



Connells

Perrins Lane
Wollescote Stourbridge



Property Description

AN ATTRACTIVE, PERIOD SEMI DETACHED PROPERTY ON A VERY POPULAR ROAD. GREAT VIEWS TO FRONT OVERLOOKING STUNNING PARK. MUCH IMPROVED BY ITS CURRENT OWNERS WITH SPACIOUS LOFT CONVERSION. A PARTICULAR FEATURE IS THE LARGE REAR GARDEN WITH HUGE WORKSHOP TO THE REAR.- Perrins Lane is a real mix of period semi and detached houses with elevated views over Stevens park. Photos included of Stevens Park which is at the end of the road ideal for dog walks etc. Stourbridge train station is a short distance away as well as the town centre.

To The Front

Tarmac driveway and gate to rear garden.

Hallway

Double glazed front door gives access to hallway with stairs off, radiator, varnished wood flooring, understairs storage cupboard and doors to;

Lounge

Double glazed window to front elevation, radiator, fireplace, exposed and varnished floorboards.

Dining Room

Double glazed window and door to rear elevation, radiator, exposed and varnished floorboards.

Kitchen

Double glazed windows to rear and side elevations. Double glazed door to side elevation. A range of wall and base units. Work surfaces incorporating stainless steel sink unit. Space for gas cooker. Plumbing for automatic washing machine. Provision for

further domestic appliances.

Landing

Double glazed window to side elevation and doors to;

Bedroom One

Double glazed window to front elevation, radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation, radiator and fitted wardrobes.

Bedroom Three

Double glazed window to side elevation, radiator and door to loft bedroom.

Loft Conversion

Skylight to rear elevation radiator, storage cupboard in eaves.

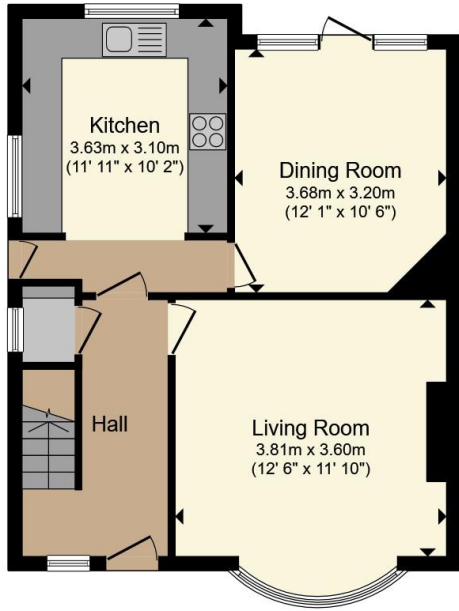
Bathroom

Double glazed window to front elevation, towel rail radiator, overstairs airing cupboard, paneled bath with shower over.

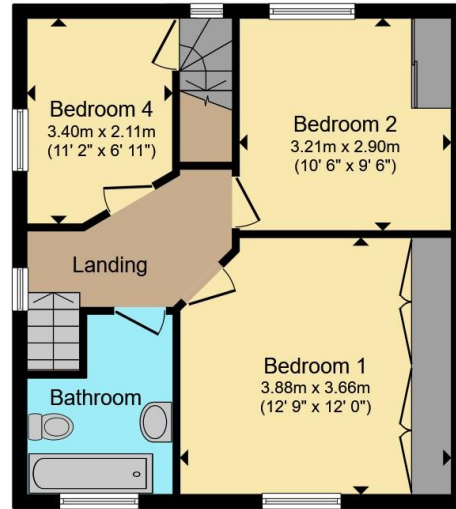
Rear Garden

Fully enclosed rear garden with paved patio area leading to large lawn area with flower and shrub borders. Further paved patio area to rear. Good size work shop to the rear with power and lighting.

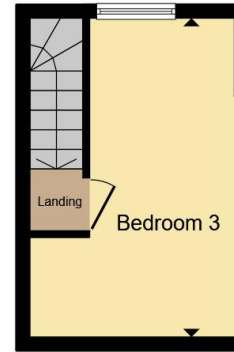




Ground Floor



First Floor



Second Floor



Total floor area 112.5 m² (1,211 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/SBR313161

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR313161 - 0004